

Item # _____

Prepared by: _____ Gloria Kelly _____
Shelby County Land Bank

Approved by: _____
County Attorney

RESOLUTION APPROVING THE SALE OF TEN (10) COUNTY OWNED DELINQUENT TAX PARCELS, ACQUIRED FROM SHELBY COUNTY TRUSTEE TAX SALE NOS. 0005, 23, 91.1A, 0201, 0304, 0405, AND 0503, TO IDENTIFIED PURCHASERS AT VARIOUS PRICES COLLECTIVELY TOTALING \$69,410.00, PURSUANT TO THE SALE PROVISIONS OF T.C.A. §67-5-2507 AND AUTHORIZING THE SHELBY COUNTY MAYOR TO EXECUTE QUIT CLAIM DEEDS. SPONSORED BY COMMISSIONER HENRI BROOKS.

WHEREAS, Shelby County has acquired ten (10) Delinquent Tax Parcels from Shelby County Trustee Tax Sale Nos. 0005, 23, 91.1A, 0201, 0304, 0405, and 0503, which parcels being more particularly described in the listing thereof, which is attached hereto as Exhibit "A", and incorporated herein by reference; and

WHEREAS, Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said Delinquent Tax Parcels to secure purchase offers for each; and

WHEREAS, The purchase offers received for said Delinquent Tax Parcels were publicly advertised for increased offers pursuant to T.C.A. §67-5-2507 in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price; and

WHEREAS, It is deemed to be in the best interest of Shelby County to sell said ten (10) Delinquent Tax Parcels to the identified purchasers for the sale prices as listed in said Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the sale of the aforementioned ten (10) Delinquent Tax Parcels, acquired from Shelby County Trustee Tax Sale Nos. 0005, 23, 91.1A, 0201, 0304, 0405, and 0503, to the identified purchasers for the sale prices listed in said Exhibit "A", collectively totaling \$69,410.00, be and the same is hereby approved.

BE IT FURTHER RESOLVED, That the Mayor be and is authorized to execute a Quit Claim Deeds conveying the same, along with any other documents necessary for the closing of the Delinquent Tax Parcel sales described herein.

BE IT FURTHER RESOLVED, That this Resolution shall take effect from and after the date it shall have been enacted according to due process of law, the public welfare requiring it.

Joe Ford, Interim Shelby County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED _____

SUMMARY SHEET

I. Description of Item

A Resolution approving the sale of ten (10) County owned Delinquent Tax Parcels acquired from Shelby County Trustee Tax Sale Nos. 0005, 23, 91.1A, 0201, 0304, 0405, and 0503. Pursuant to the sale provisions of T.C.A. §67-5-2507, the Shelby County Land Bank Department has taken charge of and marketed said parcels to secure purchase offers for each. The purchase offers received were publicly advertised for increased offers in conjunction with establishing the purchase offers received from the identified purchasers, listed in Exhibit "A", as representing their highest and best sale price. Base upon the above, it is hereby recommended by the Administration that the sale of these ten (10) Delinquent Tax Parcels be approved.

II. Source and Amount of Funding

Amount Expended/Budget Line Item

All Costs (Direct/Indirect)

Additional or Subsequent Obligations or Expenses of Shelby County

III. Contract Items

Offer to Purchase

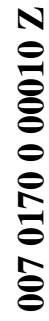
Quit Claim Deeds

IV. Additional Information Relevant to Approval of this Item

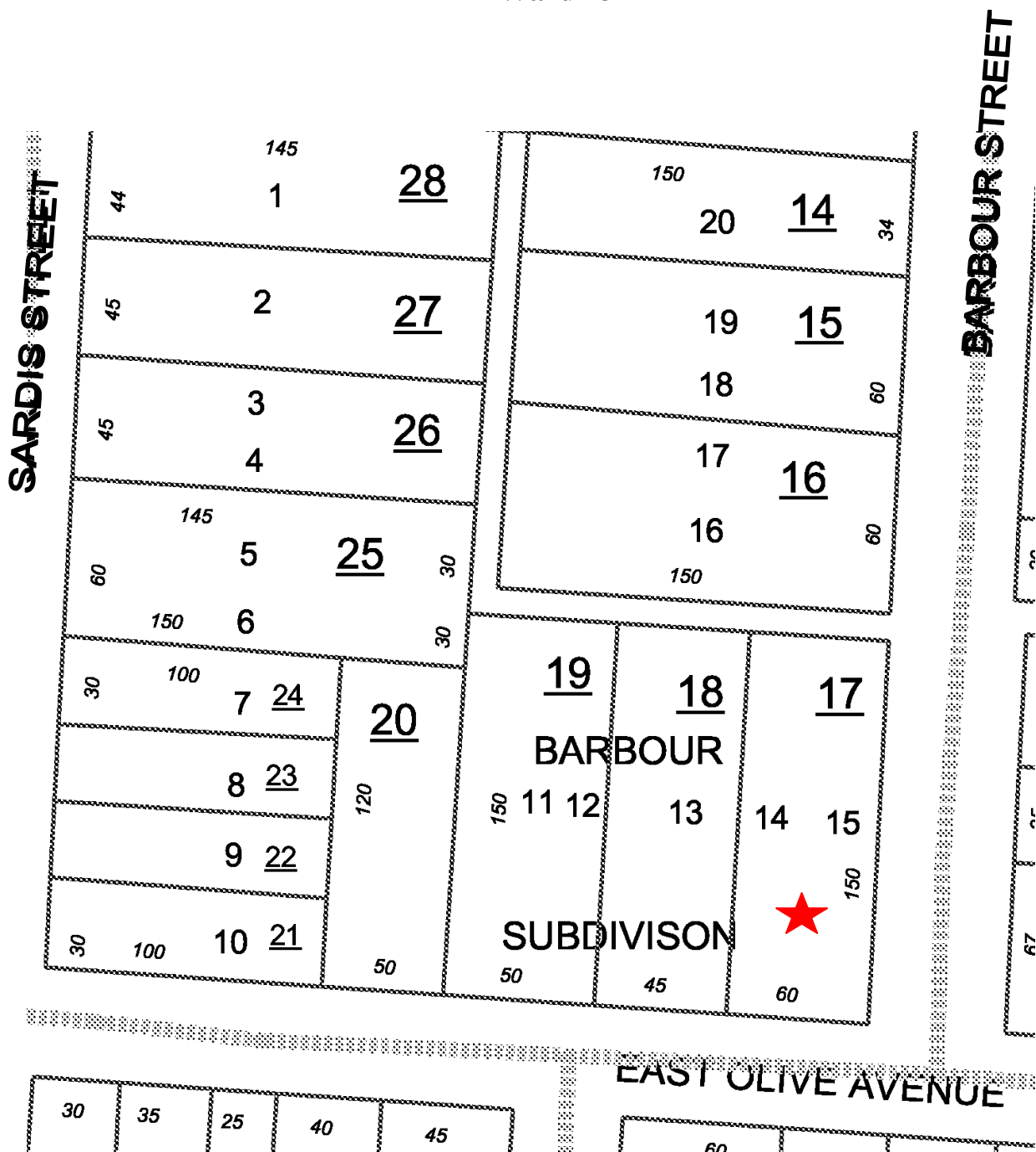
N/A

EXHIBIT "A"									
EXHIBIT #	TAX SALE	WBP	ADDRESS LOT SIZE	ZONING CODE	TOTAL TAXES AND FEES	PURCHASER	EVALUATION	SALES PRICE	PLANNED USE
258	0503	0070170000010Z	Vance Ave. 6' x 8' Landlocked	I-L	\$1,361.97	Carolyn Warren & Rickey Montgomery	\$20.00	\$510.00 (Bid Off)	Investment
792	0201	01305700000170	430 E. Olive St. 60' x 150'	R-D	\$14,963.01	Bobby Williams	\$12,000.00 Duplex	\$7,000.00	Investment
2166	0503	0250090000041C	556 Williams Ave. 257' x 115'	RS-6	\$36,053.00	Memphis Property Management & Investors, Inc.	\$15,000.00 Apartments	\$16,600.00 (Bid Off)	Investment
2979	0304	02700200000110	Tully St. 75' x 200'	R-D	\$4,281.51	Trustees Common People's Temple Church	\$5,100.00	\$2,000.00	Church Property
0029	91.1A	04103300000490	Springdale St. 35' x 94'	R-MM	\$2,071.28	Kenneth Washington	\$1,700.00	\$800.00	Investment
3896	23	04103300000500	Springdale St. 35' x 94'	R-14	\$1,390.51	Kenneth Washington	\$1,700.00	\$800.00	Investment
11286	0005	04303800000310	1558 Brookins 25' x 120'	Res	\$3,142.00	Georgetta Williams	\$1,200.00	\$600.00	Expand Property Size
15592	0503	07706600000400	735 Farris Rd. 59' x 175'	RS-6	\$8,583.37	Memphis Property Management & Investors, Inc.	\$5,000.00 House	\$9,100.00 (Bid Off)	Investment
14511	0405	08207300000050	1805 W. Shelby Dr. 300' x 1,190'	I-H	\$4,429.70	O.D. Green, LLC	\$8,000.00	\$9,500.00 (Bid Off)	Investment
21215	0503	M0115000000430	8753 Greenhill Rd. 290' x 225'	R-1	\$12,934.95	Henry F. Dacus	\$15,000.00 Duplex	\$22,500.00 (Bid Off)	Investment
10 Properties							Total	\$69,410.00	

**Subject
Property**

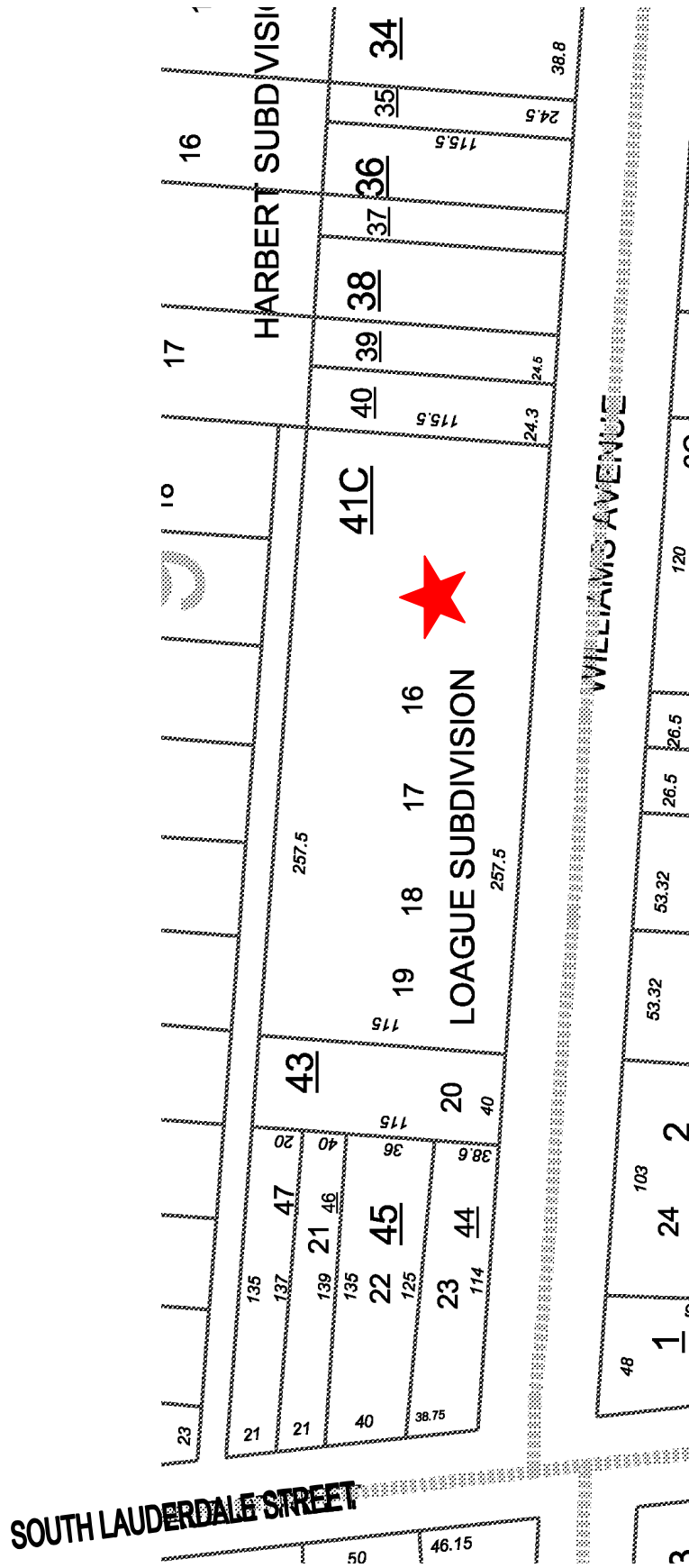


Ward 13



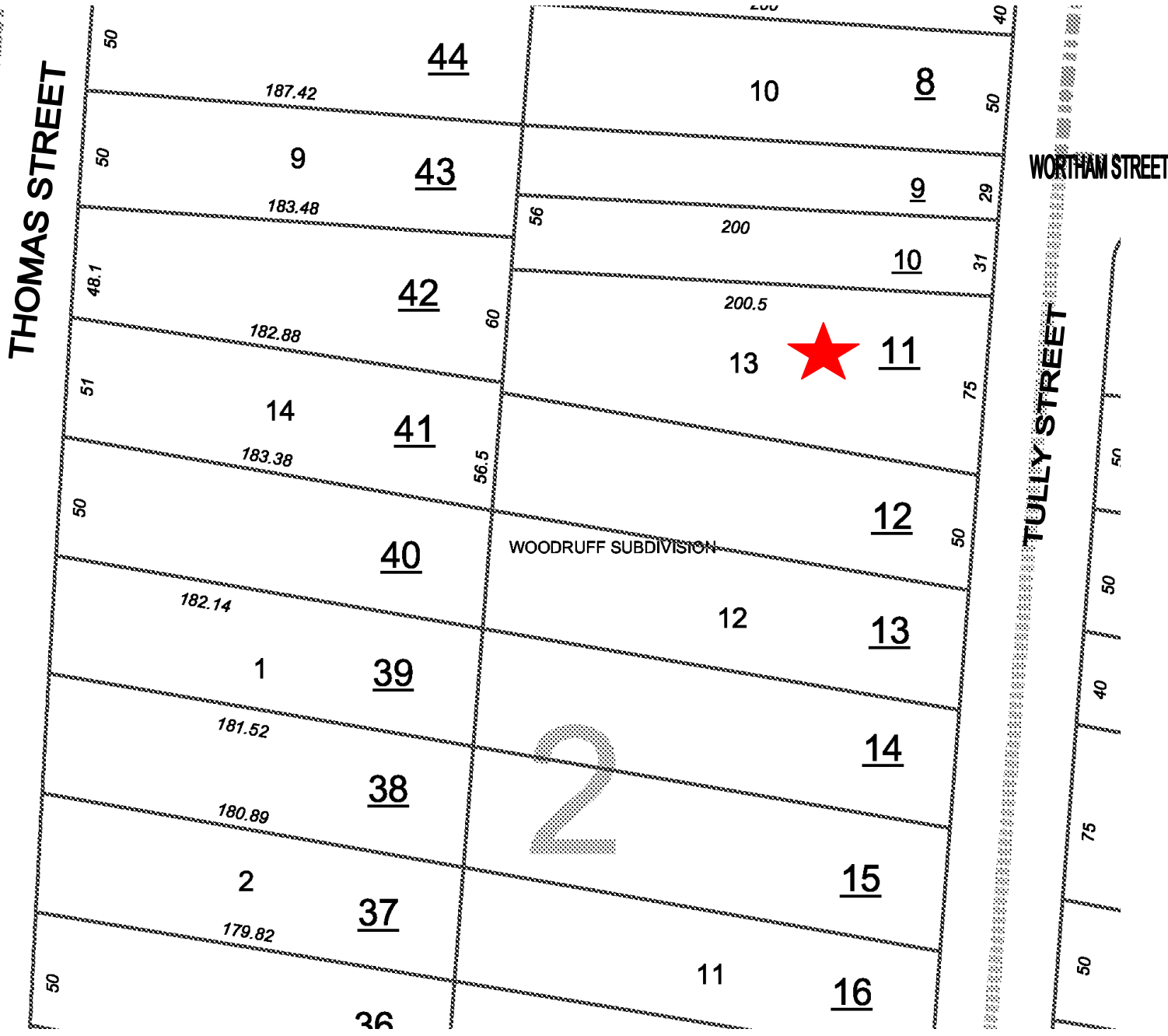
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Ward 25



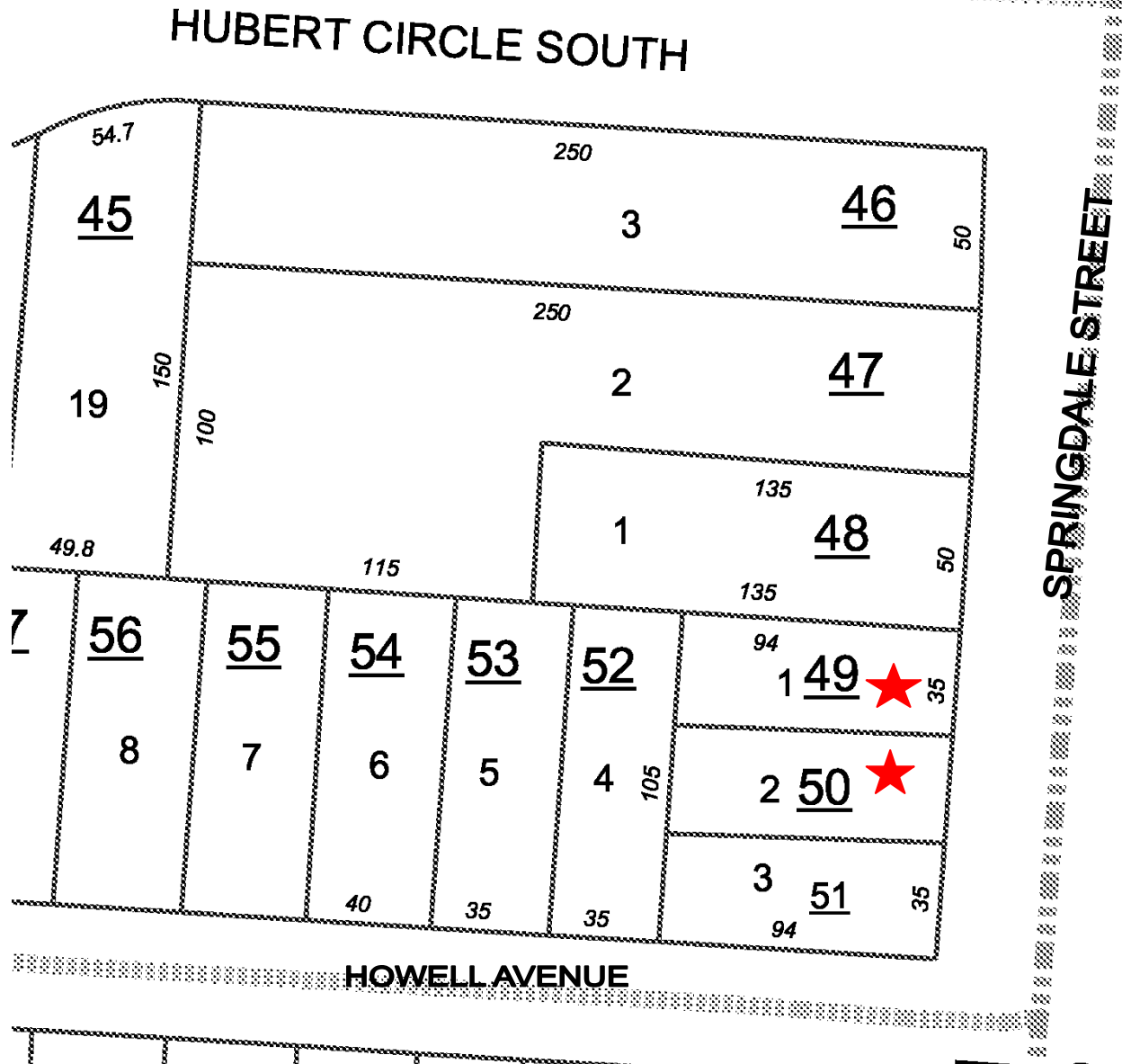
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Ward 27



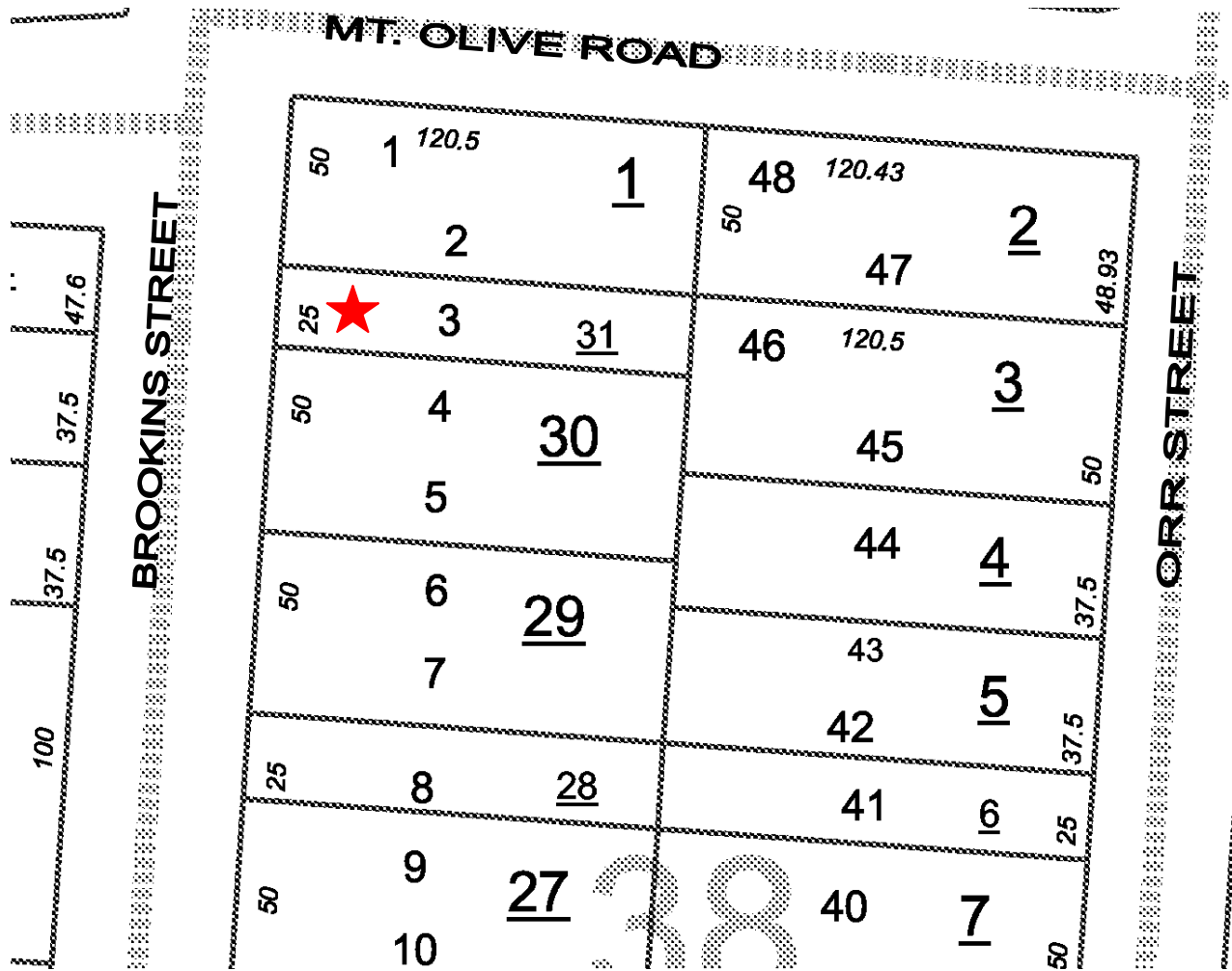
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Ward 41



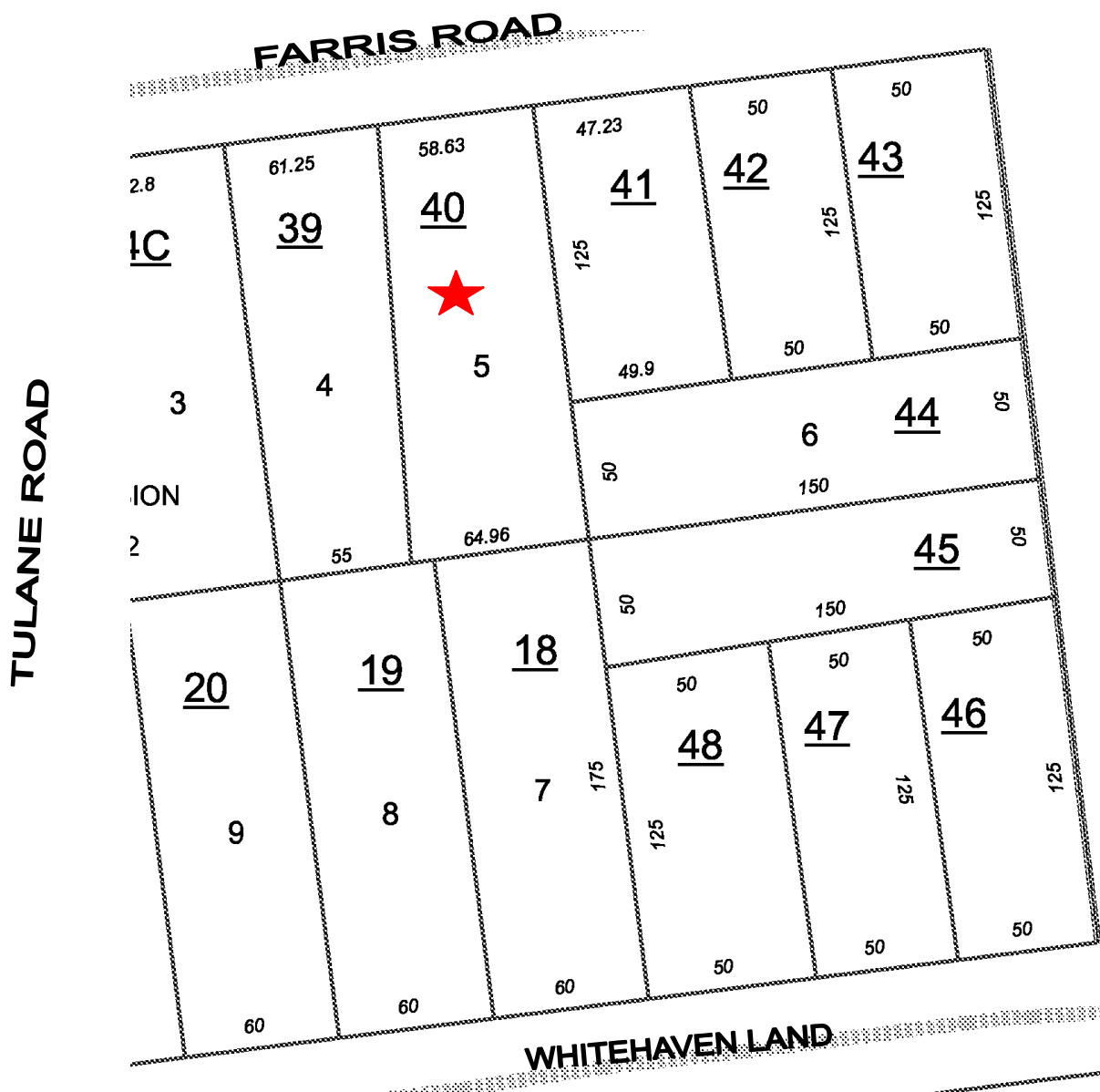
041 0330 0 00049 0 / 041 0330 0 00050 0

Ward 43



043 0380 0 00031 0

Ward 77

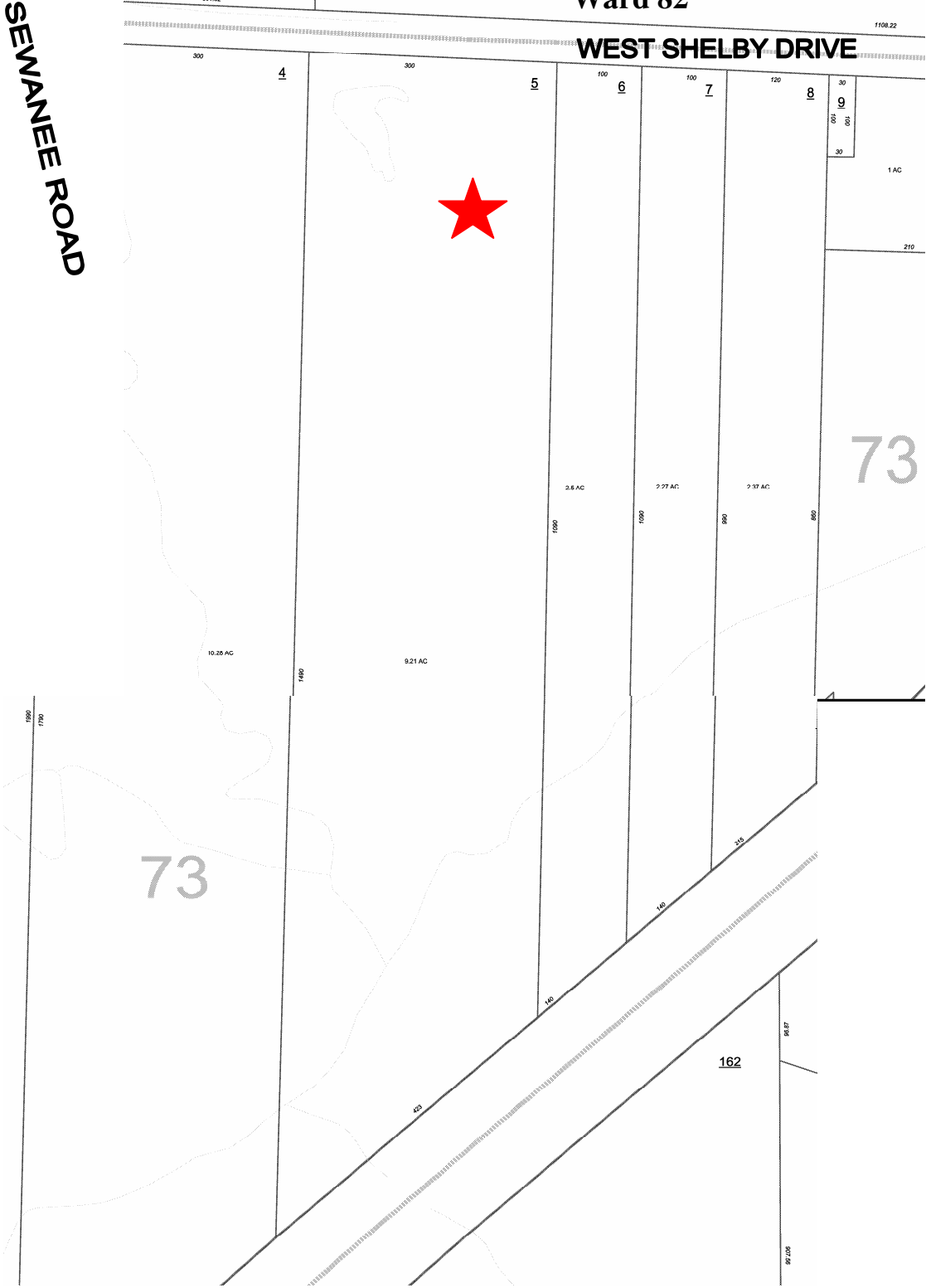


077 0660 0 00040 0

SEWANEE ROAD

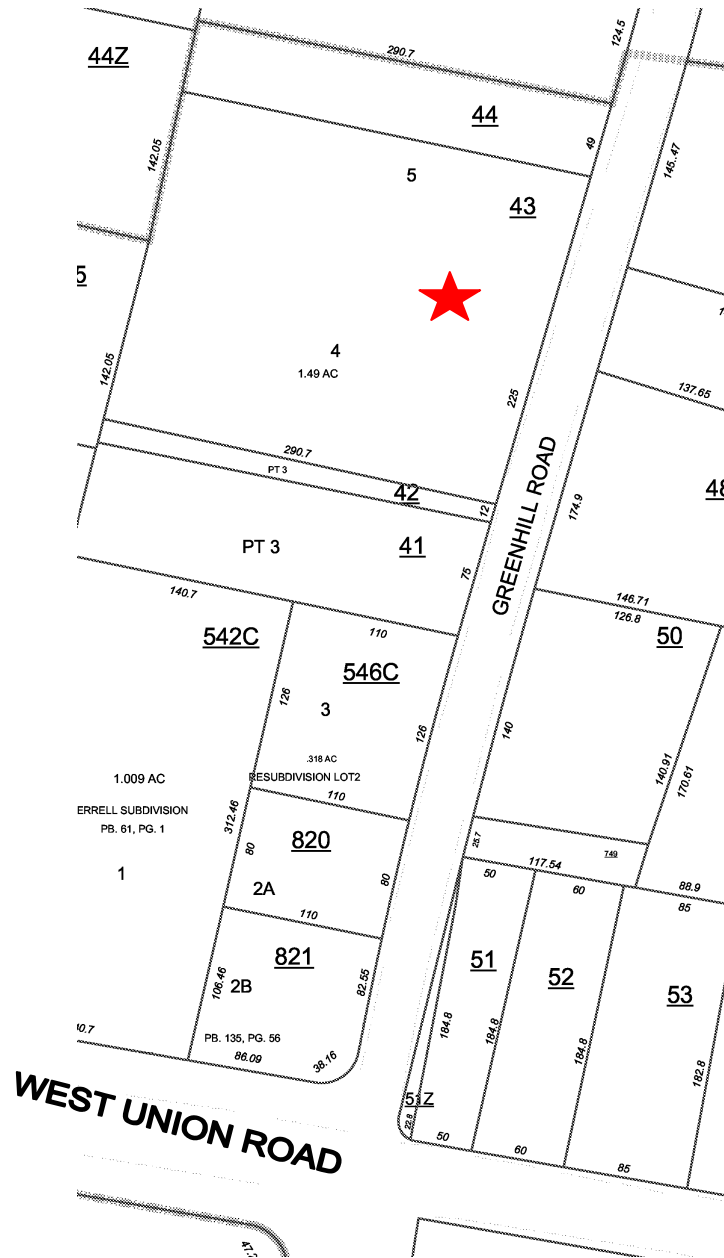
Ward 82

WEST SHELBY DRIVE



082 0730 0 00005 0

Ward M01



M01 1500 0 00043 0

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name James B. Flatter Date 12/01/09

Address 109 N. Main St. 3810

Phone 833-2001

Company Name n/a

Company Address _____

Subject Property Address Vance Ave. (Landlocked)

Subject Property ID # 005 0170 0 00010 Z

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____

Address _____

Address _____

Address _____

Address _____

I certify that the above information I have provided is accurate and correct.

(x) James B. Flatter
Signature

(x) 12/1/2009
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Bobby Williams Date (x) 01/05/10

Address 430 E. Olive St. 38106

Phone 497-3783

Company Name n/a

Company Address _____

Subject Property Address 430 E. Olive St.

Subject Property ID # 013 0570 0 00017 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Bobby Williams
 Signature

(x) 01-05-2010
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Memphis Property Management & Investors, Inc. Date 12/03/09

Address 630 E. Raines Rd. 38109

Phone 922-5991 / 262-6052 Lessie Hall

Company Name n/a

Company Address _____

Subject Property Address 556 Williams Ave.

Subject Property ID # 025 0090 0 00041 C

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Lessie Hall
Signature

3-Dec-09
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Trustees Common People's Temple Church Date 10/19/09

Address 709 Chelsea Ave. 38107

Phone 493-5799 / 785-4724 (Joe Love)

Company Name n/a

Company Address _____

Subject Property Address Tully St. / 1049 Tully St.

Subject Property ID # 027 0020 0 00011 0 / 027 0020 0 00051 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

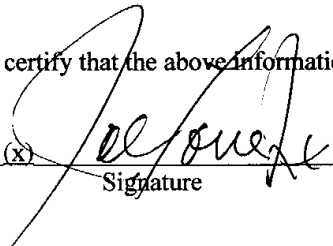
Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
Signature

1-4-10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Kenneth Washington Date (x) 01/05/10

Address P.O. Box 80676 38108-0676

Phone 216-2088

Company Name n/a

Company Address _____

Subject Property Address Springdale St. / Springdale St.

Subject Property ID # 041 0330 0 00049 0 / 041 0330 0 00050 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Kenneth Washington
Signature

(x) 1.5.10
Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Georgetta Williams Date 12/23/09

Address 1554 Brookins St. 38108

Phone 212-9406

Company Name n/a

Company Address _____

Subject Property Address 1558 Brookins St.

Subject Property ID # 043 0380 0 00031 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ✓

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) Georgetta Williams
 Signature

(x) 12/23/09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name O. D. Green, LLC Date (x)

Address 9211 Kendale Dr., Houston, TX 77083

Phone 931 302-7189 Michael Captain

Company Name n/a

Company Address _____

Subject Property Address 1805 W. Shelby Dr.

Subject Property ID # 082 0730 0 00005 0

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No X

Violation Date _____	Violation Address _____
Violation Date _____	Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
 Address _____
 Address _____
 Address _____
 Address _____

I certify that the above information I have provided is accurate and correct.

(x) 
 Signature

(x) 23 NOV 09
 Date

Land Sales Disclosure

This form is for any person purchasing tax delinquent property from the Shelby County Land Bank or acquiring property through the Shelby County Homestead Program.

Name Henry F. Dacus Date 12/02/09

Address 7054 Hwy. 51 North, Millington, TN 38053

Phone 872-0021 / 628-1998

Company Name n/a

Company Address _____

Subject Property Address 8753 Greenhill Rd. / 8735 Greenhill Rd. / Greenhill Rd.

Subject Property ID # M01 1500 0 00043 0 / M01 1500 0 00042 / M01 05000 0 00054 Z

Are there any unresolved housing code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Are there any unresolved construction code violations against any properties in which you have control or interest? Yes _____ No ☒

Violation Date _____ Violation Address _____
Violation Date _____ Violation Address _____

Please list any properties other than you residence or business location that you own, manage or control

Address _____
Address _____
Address _____
Address _____
Address _____

I certify that the above information I have provided is accurate and correct.

(x) Henry F. Dacus
Signature

(x) 12/02/2009
Date